

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Milwaukee County Consortium

State: WI

PJ's Total HOME Allocation Received: \$18,541,331

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 10			
<u>Program Progress:</u>							
% of Funds Committed	85.21 %	93.87 %	9	90.66 %	13		15
% of Funds Disbursed	79.72 %	90.07 %	9	81.06 %	32		32
Leveraging Ratio for Rental Activities	7.54	3.61	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	89.13 %	98.88 %	10	81.27 %	39		36
% of Completed CHDO Disbursements to All CHDO Reservations***	62.06 %	78.93 %	9	68.23 %	31		33
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	65.46 %	76.63 %	9	79.86 %	10		14
% of 0-30% AMI Renters to All Renters***	24.23 %	51.08 %	9	44.82 %	15		18
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	72.68 %	87.24 %	10	94.65 %	3		4
<u>Overall Ranking:</u>				In State:	10 / 10	Nationally:	18 23
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$15,551	\$14,400		\$25,419	194 Units		14.10 %
Homebuyer Unit	\$3,663	\$13,832		\$14,530	505 Units		36.70 %
Homeowner-Rehab Unit	\$13,171	\$15,555		\$20,251	678 Units		49.20 %
TBRA Unit	\$0	\$2,673		\$3,156	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,070	\$33,503	\$13,894
State:*	\$63,375	\$72,683	\$17,362
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	70.4	90.0	94.7	0.0
Black/African American:	13.4	1.2	1.6	0.0
Asian:	0.0	0.0	0.4	0.0
American Indian/Alaska Native:	2.1	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.1	0.0
Black/African American and White:	1.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.1	0.0
Asian/Pacific Islander:	0.0	1.0	0.1	0.0

ETHNICITY:

Hispanic	12.7	7.0	2.8	0.0
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HOUSEHOLD SIZE:

1 Person:	41.5	24.6	37.6	0.0
2 Persons:	41.5	14.4	24.8	0.0
3 Persons:	7.0	19.6	14.1	0.0
4 Persons:	7.7	26.6	10.5	0.0
5 Persons:	2.1	11.0	7.4	0.0
6 Persons:	0.0	2.0	3.4	0.0
7 Persons:	0.0	1.6	1.3	0.0
8 or more Persons:	0.0	0.2	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.4	26.4	16.9	0.0
Elderly:	28.9	0.8	37.6	0.0
Related/Single Parent:	16.2	26.0	18.1	0.0
Related/Two Parent:	10.6	42.6	25.6	0.0
Other:	19.0	4.2	1.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.5	0.2 [#]
HOME TBRA:	0.7	
Other:	3.5	
No Assistance:	80.3	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee County Consortium

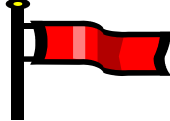
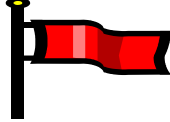
State: WI

Group Rank: 18
(Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 23
(Percentile)

Summary: 2 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	89.13	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	62.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	65.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	72.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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